



City of Pensacola

Eastside Redevelopment Board

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

November 26, 2024, 3:30 PM

Whibbs Room, 1st Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

DETERMINATION OF QUORUM

APPROVAL OF MINUTES

1. 24-1164 ERB MEETING MINUTES - 05/21/2024

Attachments: ERB Meeting Minutes - 05/21/2024

OLD BUSINESS

NEW BUSINESS

REPORTS AND ANNOUNCEMENTS

2. 24-1157 EASTSIDE REDEVELOPMENT BOARD PROJECT UPDATES

*Attachments: Eastside Project Updates 11.26.2024
CRA Program Manager Report 11.26.24-Eastside
Equity Development Framework Plan FINAL
Residential Property Improvement Guidelines
Residential Resiliency Program Guideline re. 9.9.2024
2024-combined-income-and-rent-limits-(eff-4-1-2024)*

3. 24-1160 REDEVELOPMENT PLAN UPDATE

Attachments: ERB Plan Update Information

BOARD MEMBER COMMENTS

OPEN FORUM

ADJOURNMENT

PLEASE NOTE: One or more members of the City Council/Community Redevelopment Agency Board may be in attendance. The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to city services, programs, and activities. Please call 850-436-5640 for further information. Requests must be made at least 48 hours in advance of the event in order to allow the city time to provide the requested services.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1164

Eastside Redevelopment Board

11/26/2024

ACTION ITEM

SPONSOR:

SUBJECT:

ERB Meeting Minutes - 05/21/2024

RECOMMENDATION:

HEARING REQUIRED:

SUMMARY:

PRIOR ACTION:

FUNDING:

FINANCIAL IMPACT:

LEGAL REVIEW ONLY BY CITY ATTORNEY: No

STAFF CONTACT:

ATTACHMENTS:

1. ERB Meeting Minutes - 05/21/2024

PRESENTATION: No



City of Pensacola

Eastside Redevelopment Board

Meeting Minutes

City of Pensacola
222 W. Main street
Pensacola, FL 32502

May 21, 2024, 3:30 PM

Whibbs Conference Room, 1st Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

The Eastside Redevelopment Board (ERB) meeting was call to order by Chairperson Lane at 3:35 P.M

Members Present: Zachary Lane, Jennifer Brahier (left at 4:06p.m.), Aretta Anderson, Tommy White (arrived at 3:45p.m. and left at 4:27p.m.)

Members Absent: None

DETERMINATION OF QUORUM

A quorum was present at 3:35 p.m.

APPROVAL OF MINUTES

1. 24-491 ERB MEETING MINUTES - 03/05/2024

A motion to approve was made by Board Member Brahier, seconded by Board Member Anderson.

The motion passed by the following vote:

Yes: 3 Zachary Lane, Jennifer Brahier, Aretta Anderson
No: 0 None

OLD BUSINESS

None.

NEW BUSINESS

None.

REPORTS AND ANNOUNCEMENTS

2. 24-458 EASTSIDE REDEVELOPMENT BOARD UPDATES

CRA Division Manager Victoria D'Angelo provided an overview of the item. Rachel Bennett, CRA Urban Design Planner, and Hilary Halford, Assistant CRA Division Manager, spoke to the item as well. Ms. Halford introduced new staff members Shirley Baylis and Sharee Smith. Staff answered questions accordingly.

Public speakers:

Jeannie Rhoden
Nannette Chandler

3. 24-480 REDEVELOPMENT PLAN UPDATES

CRA Division Manager Victoria D'Angelo provided an overview of the item. Shirley Baylis, CRA Program Manager, Hilary Halford, Asst. CRA Division Manager, spoke to the item as well. Staff responded accordingly to questions.

Public Speakers:

Jeannie Rhoden

BOARD MEMBER COMMENTS

None.

OPEN FORUM

None.

ADJOURNMENT

5:01p.m.

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1157

Eastside Redevelopment Board

11/26/2024

DISCUSSION

SUBJECT:

EASTSIDE REDEVELOPMENT BOARD PROJECT UPDATES

ATTACHMENTS:

1. Eastside Project Updates 11.26.2024
2. CRA Program Manager Report 11.26.24-Eastside
3. Equity Development Framework Plan FINAL
4. Residential Property Improvement Guidelines
5. Residential Resiliency Program Guideline re. 9.9.2024
6. 2024-combined-income-and-rent-limits-(eff-4-1-2024)

	Project	CRA District	Description	Est. Implementation	Project Status	Project Updates	MANAGER	Prior Redevelopment Board Action
1	Two Way Conversions MLK/Alcaniz & Davis	Urban Core / Eastside	Two-way conversion of MLK Blvd/Alcaniz St & Davis Hwy from I-110 interstate to Wright St. <i>Project managed by the Florida Department of Transportation in coordination with the City of Pensacola and Escambia County.</i>	Thru FY2028	Planning	At the October 24th Council meeting, Council approved redirecting ARPA funds for design of the two-way conversion. Engineering is currently seeking a scope and fee from continuing services consultant for the design of the project. There is no construction funding identified at this time.	Caitlin Cerame, Transportation Planner	ERB & UCRB recommended inclusion in project list.
2	Equity Development Framework Plan - In conjunction with the Redevelopment Plan(s) Update	Urban Core/ Eastside	The Equitable Development Framework Plan will ensure that the park is a driver of inclusive development in the surrounding community—development that provides opportunities for all residents regardless of income and demography. The Equitable Development Framework Plan will outline guiding principles that address issues such as, but not limited to, entrepreneurial resources, mobility issues, equal access to educational opportunities, equitable land development practices, ect. These principals will be based off input that the consultant receives from the community during the community engagement period. This effort will produce a physical document that will guide future project initiatives in the ½ mile radius around the park.	Thru Fall 2024	Underway	City Council approved the final draft of the Equity Development Framework Plan on November 14th. Rachel Bennett will provide an update.	Rachel Bennett, Urban Design Planner	Part of Hollice T. Williams Urban Greenway & Skate Park project (ERB & UCRB recommended inclusion of park project in project list).
3	Hollice T. Williams Urban Greenway & Skate Park	Urban Core / Eastside	Stormwater, park (including skate park) and greenway improvements beneath the I- 110 interstate overpass along Hayne Street from Wright Street to Jordan Street.	Thru FY2028	Greenway - Design; Skate Park - Complete	The City applied for and received a \$25 million CDBG-DR grant and a \$5 million NRDA grant to fund the first phase of park improvements, including stormwater upgrades. Additionally, the City applied for and received a \$1.2 million TA grant to fund a multi-use trail. The City of Pensacola selected Geosyntec and Michael Van Valkenburgh Associates to be the design consultant team for the design of Hollice T. Williams Park. The city has negotiated contract terms with the consultant and Geosyntec. Their work on the redesign will start this winter. City Staff will meet with the design team next month to determine a community engagement strategy and project schedule. . The CRA engaged UDA to draft an Equity Development Framework Plan (EDFP) to provide the selected design firm with important information to consider as they produce the new design for the park. The EDFP was approved by City Council on November 14th. Rachel Bennett will provide an update.	Brad Hinote, City Engineer; Rachel Bennett, Urban Design Planner; Caitlin Cerame, Transportation Planner	ERB & UCRB recommended inclusion in project list.

EASTSIDE PROJECT LIST AND IMPLEMENTATION PLAN

11/26/2024

	Project	CRA District	Description	Est. Implementation	Project Status	Project Updates	MANAGER	Prior Redevelopment Board Action
4	General Daniel "Chappie" James, Jr. Museum and Flight Academy - Phase II	Eastside	Second phase of improvements in support of the General Daniel "Chappie" James, Jr. Museum and Flight Academy, principally located at 1606-08 MLK Jr. Drive, to provide additional programming space.	Thru FY2025	Complete	Construction complete as of 11-22-2024.	Brad Hinote, City Engineer; Robert Slayton, Construction Inspector	ERB recommended inclusion in project list and approval of phase II scope.
5	Residential Property Improvement Program	Eastside / Urban Core / Westside	Improvements for residential properties under CRA Residential Property Improvement Program within the CRA district.	Thru FY2029	On-going	The Community Redevelopment Agency (CRA) has paused the acceptance of new Residential Property Improvement Program(RPIP) applications, in the Eastside District, to address excessive wait time. CRA Program Manager, Shirley Baylis will provide an update.	Shirley Baylis, CRA Program Manager; Sharee Smith, CRA Program Coordinator	ERB, UCRB & WRB recommended inclusion in project list.
6	Residential Resiliency Program	Eastside / Urban Core / Westside	Improvements to residential property under CRA Residential Resiliency Program within the City's designated Urban Core, Westside and Eastside community redevelopment areas to repair storm- damaged structures and secure at-risk property against future hazards caused by natural disasters. Typical improvements include emergency roof repair and replacement, hazardous tree removal and trimming, emergency electrical, plumbing or structural repairs, and mechanical equipment (i.e.) HVAC repairs and, in high flood hazard zones, elevation. Forgivable loan program.	Thru FY2029	On-going	CRA Program Manager, Shirley Baylis, will provide updates. Screening for potential projects currently being conducted as a part of the RPIP intake process. The Resiliency Program will remain open and those currently on the waitlist will be reviewed and if appropriate options discussed with applicants. Please see progress report attached.	Shirley Baylis, CRA Program Manager; Sharee Smith CRA Program Coordinator	ERB, UCRB & WRB recommended inclusion in project list.
7	Affordable Housing Initiatives	Eastside / Urban Core / Westside	Affordable housing initiatives within the Urban Core, Westside and Eastside areas as identified in the redevelopment plans and in support of the City's overarching 500 homes in 5 Years Initiative. Projects may include rehabilitation programs and affordable, workforce, mixed use, and mixed income projects and strategies.	Thru FY2029	Planning	The CRA is working on hiring a Housing & Development Program Manager to further housing initiatives.	Victoria D'Angelo, CRA Manager; Hilary Halford, CRA Assistant Division Manager	ERB, UCRB & WRB recommended inclusion in project list.
8	1700 MLK Jr. Drive- Affordable Housing & Redevelopment	Eastside	Redevelopment of former Walker Gas Station property at 1700 MLK Jr. Drive (corner of MLK & Mallory) for affordable/workforce/mixed income housing.	Thru FY2025	Planning	Asbestos abatement performed. The CRA is working on hiring a Housing & Development Program Manager to further housing initiatives.	Victoria D'Angelo, CRA Manager; Hilary Halford, CRA Assistant Division Manager	ERB recommended inclusion in project list.
9	Sidewalk Improvements	Eastside / Urban Core / Westside	Sidewalk improvements including repairs and connectivity guided by the redevelopment plans and the City's recent sidewalk ADA accessibility study.	Thru FY2028	On-going	-	Brad Hinote, City Engineer	ERB recommended inclusion in project list.

**City Of Pensacola Community Redevelopment Agency
Eastside
Programs Status Report
November 2024**

RESIDENTIAL PRE-ELIGIBILITY APPS IN QUE:

In Review:	10
Approved with inspections pending:.....	3
On hold	0
TOTAL:	13

RESIDENTIAL PPROPERTY IMPROVEMENT (RPIP)

The Residential Property Improvement Program (RPIP) is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation enhancement of the tax base in accordance with the public purposes authorized under Florida Statutes.

Projects invited for full application	3
Projects pending bidding	0
Projects under contract:	0

**TOTAL PROJECTS IN PROGRESS: 1
TOTAL PROJECTS COMPLETED: 0**

RESILIENCY PROGRAM

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

Projects invited for full application	0
Projects pending bidding	0
Projects under contract:	1

**TOTAL PROJECTS IN PROGRESS: 1
TOTAL PROJECTS COMPLETED: 0**



EQUITABLE DEVELOPMENT PLAN

HOLLICE T. WILLIAMS STORMWATER PARK

PENSACOLA, FLORIDA | OCT. 25, 2024





Equitable Development Plan

PREPARED FOR
Mayor Reeves
City of Pensacola

FUNDED BY
City of Pensacola

CONSULTANT TEAM
Urban Design Associates | Team Lead
James Lima Planning + Development | Economic Advisers
MonWin Consulting | Engagement and Planning
HDR Architecture | Transportation

FRIENDS OF HOLLICE T. WILLIAMS PARK

Anthony Williams	Tommy Lyter
David Williams	Michelle Macneil
DJ Williams	Joseph Marshall
Gerald Williams	David Mayo
Larry Williams	Melanie Nichols
Sabrina Williams	Allison Patton
Rusty Branch	Jon Shell
Teniade Broughton	Eddie Todd
Carlton Charles	Christian Wagley
Mark Gottschalk	Tia Wallis
George Grace	Tommy White
Kevin Hagen	Tracy White
An Hayward	Jewel Cannada-Wynn
Bart Hudson	Doug Young
Zac Lane	

ACKNOWLEDGMENT



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Overview

As the City of Pensacola invests \$25 million in the first phase of enhancements to make Hollice T. Williams Stormwater Park a 1.3-mile long signature park, equity is a priority.

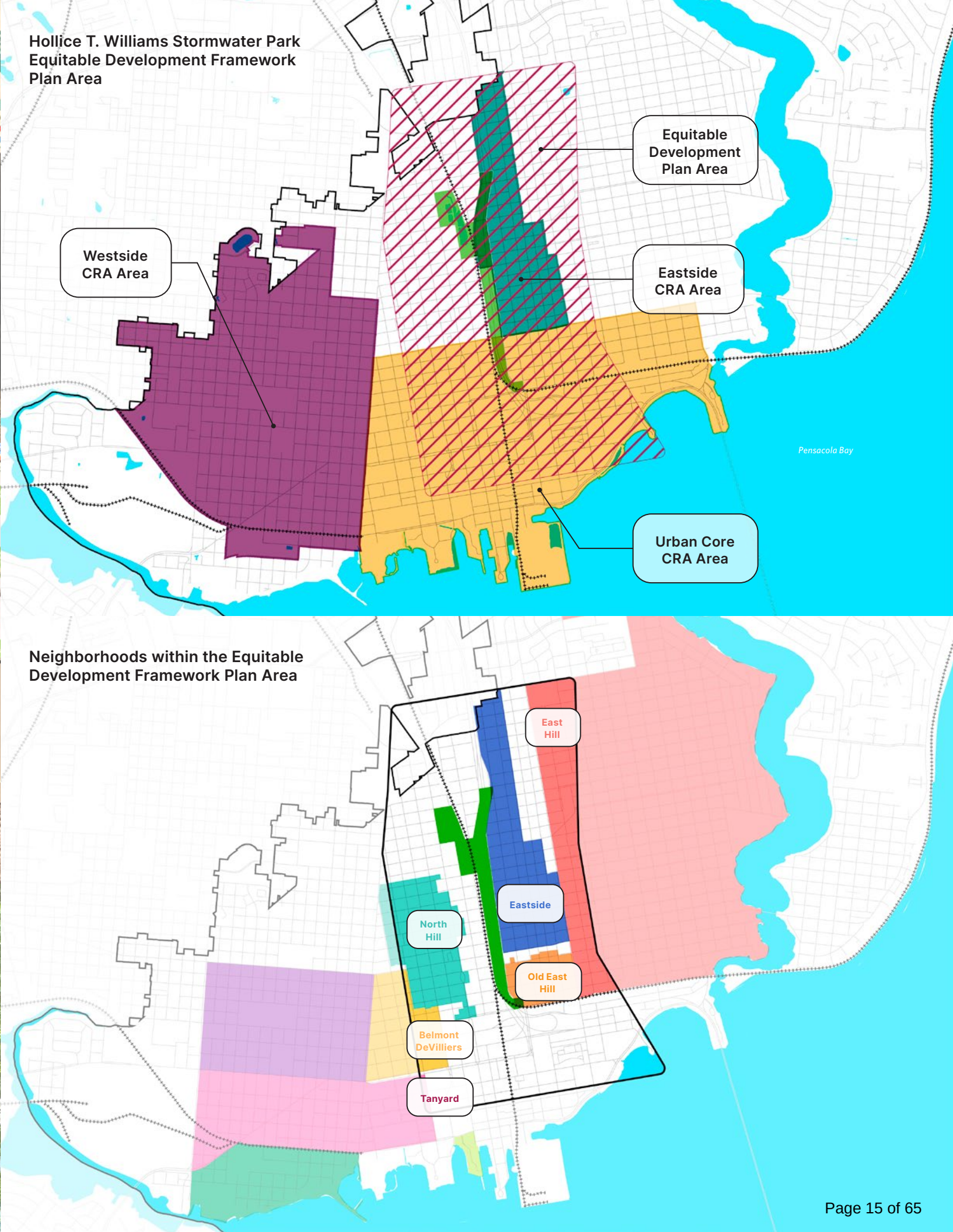
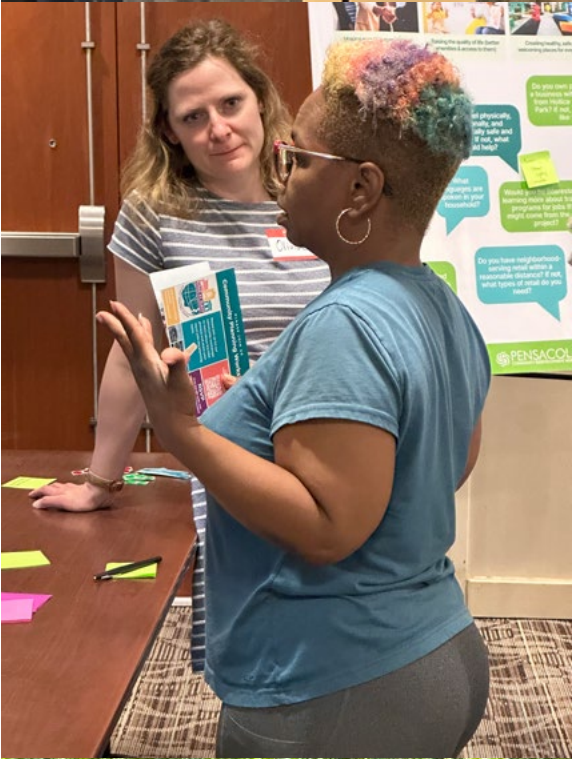
Hollice T. Williams Park is an important place in between the Eastside, Old East Hill, and North Hill neighborhoods. The Park is named after Hollice T. Williams, Sr., the first black man to be appointed to the Pensacola City Council and the first black man to become physical director of the YMCA.

The park was created on the land remaining under and around the I-110 overpass, between E. Maxwell Street to the north and E. Wright Street to the south. The highway was cut through a thriving Black and African American neighborhood in the 1970s, uprooting and displacing long-standing homes, churches, businesses, and residents. Residents hold strong memories of the Lost Neighborhood. Hollice T. Williams Park is a physical reminder of the impacts of structural racism in Pensacola.

The park currently includes standard amenities — basketball courts, benches, a pavilion, the Cecil T. Hunter Pool, tennis courts, and walking paths. It also includes other programming like the Blake Doyle Skatepark and the From the Ground Up Community Garden. The communities surrounding the park have been exploring enhancing Hollice T. Williams to serve as a signature park. Planning efforts took place in 2004, 2010–2014, and 2021.

At the same time, there is a growing need for stormwater enhancements to prevent flooding in the adjacent neighborhoods and downstream. In 2023, the City applied for and received a \$25 million CDBG-DR grant and a \$5 million NRDA grant to fund the first phase of park improvements, including stormwater upgrades. Additionally, the City applied for and received a \$1.2 million TA grant to fund a multi-use trail.

In 2023, Mayor Reeves attended the MICD Just City Mayoral Fellowship to learn about equitable development and received a review of the 2021 Hollice T. Williams Stormwater Park plan refinement. As a result of this engagement, the Mayor committed to developing this Equitable Development Framework Plan, which will guide the development of the park and development within a 1/2-mile radius of the park. It was determined that most people would walk up to a 1/2 mile to a quality park. Furthermore, national research shows that economic impacts of parks extends up to 2,000 feet from the park, just under a 1/2 mile.



Previous Planning Efforts

The community has been planning for Hollice T. Williams Park for two decades. The Equitable Development Framework Plan incorporated feedback and priorities from these previous planning efforts.

2004 Eastside Neighborhood Plan

The 2004 Eastside Neighborhood Plan began to explore enhancements to what was called “Central Park”. It laid out basic ideas for a passive park with safe walking and bicycling connections to the surrounding neighborhood. The Eastside Neighborhood Plan prioritized family-friendly amenities and ensured the park would serve users of all ages.

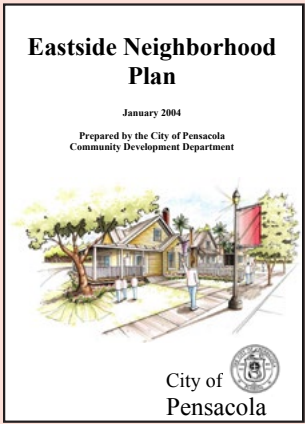
2010 Hollice T. Williams Greenway Framework Plan

In 2010, the surrounding neighborhoods participated in an inclusive process to more holistically imagine Hollice T. Williams Park. After extensive engagement, concept drawings for the park were developed, with prioritized amenities, including trails, community gardens, art that reflects the community, and gathering spaces for music, art, and cultural events.

2022 Hollice T. Williams Stormwater Park Plan Refinement

The purpose of the plan refinement effort was to confirm the desired park amenities and to develop a detailed plan that could be built. Residents and stakeholders did engage throughout this effort, but given the timing during the COVID-19 pandemic, the participation was not as broad as during the 2010 planning process. This is one of the reasons that additional engagement and design work is being pursued for the park concurrent with the Equitable Development Framework Plan.

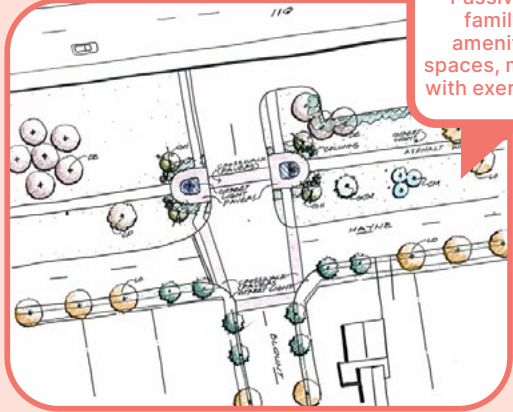
2004 Eastside Neighborhood Plan



Purpose
Central Park was one element of the larger neighborhood plan

Outcome
Very basic ideas for a passive park and connections to the neighborhood

AMENITIES



Original Park Concept:
Passive park with family-friendly amenities (picnic spaces, multi-use path with exercise stations)

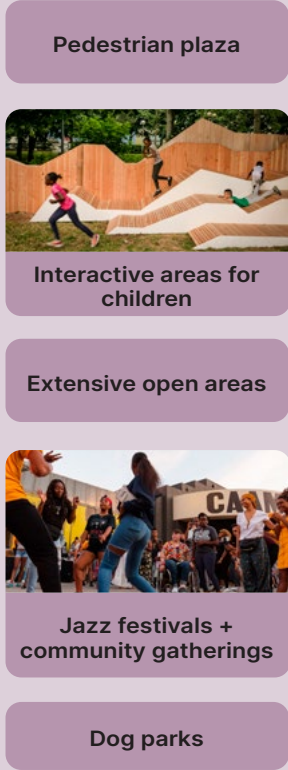
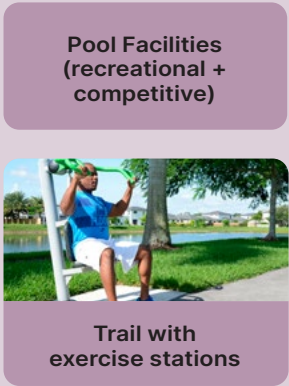
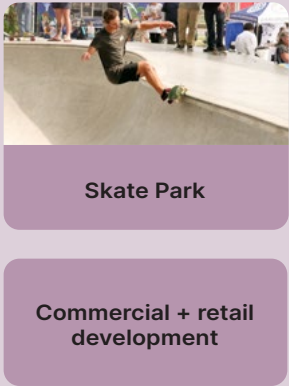
2010 Hollice T. Williams Greenway Framework Plan



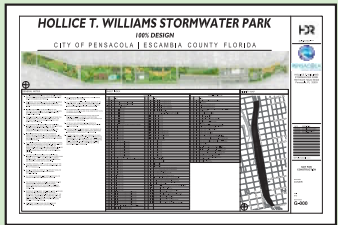
Purpose
Develop the first drawing for Hollice T. Williams Park based on community input

Outcome
Park design that included the amenities the community wanted to see

AMENITIES



2021 Hollice T. Williams Stormwater Park Plan Refinement



Purpose
Confirm the park amenities and turn the concept into a plan that could be built

Outcome
More detailed design of the park to guide construction

AMENITIES



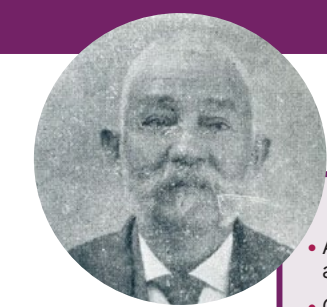
Neighborhood History

The history of the area around Hollice T. Williams Park is tied to the construction of I-110 in the 1970s. The construction of I-110 displaced the community that lived below the raised section of the roadway from Wright Street to Maxwell Street. The construction also threatened historic landmarks, including a live oak tree and St. Michael's Cemetery, which contains graves dating back to the 1700s. Famous Pensacolians, such as Williams, John Sunday, Chappie James Jr., and Cecil T. Hunter, once called the neighborhood home. Historically significant structures bearing their names in the neighborhood include the John Sunday House, Chappie James Museum, and Dr. John Lee Pickens Medical Office.



H & O Cafe

- Originally a dry goods store owned by Tierce Lee, a wealthy Black businessman and his brother Shef
- The building was bought by their brother Hamp and his wife Ola in 1944 and converted to H & O Cafe
- The building was then purchased by the Grier family in 1947, who operated the cafe for more than 60 years
- H&O became an informal place for the African American community to gather & organize during the Civil Rights era
- They are acclaimed for their traditional southern style food and have been visited by many local and national celebrities and politicians



John Sunday

- A war veteran who fought to end slavery and rebuild Pensacola after the Civil War
- Owned large areas of land and houses
- Donated his personal land to build St. Joseph's Catholic Church, at the request of his sister Mercedes
- Was a member of the 1874 Florida Legislature
- Served as a Pensacola alderman from 1878-1881 during Reconstruction
- Built a Creole School on Intendencia Street



General Daniel "Chappie" James Jr. Memorial Park

- Daniel "Chappie" James Jr. was the first African American four-star general, and one of America's first Black military airmen
- He was a Tuskegee Airmen Pilot graduate who trained pilots for the famed all-Black 99th Pursuit Squadron
- "Chappie" James was awarded the Distinguished Service Medal, Legion of Merit, and the Distinguished Flying Cross
- He was born and raised in the Eastside neighborhood



E.S. Cobb Center

- Dr. Eli Sanford Cobb was a Pensacola native
- He served in the U.S. Army during WWI and returned to Pensacola after the war to practice medicine
- Dr. Cobb loved sports and started 2 semi-pro teams: the Pensacola Seagulls baseball team and the Pensacola Giants football team

Map Key

- PARKS & OPEN SPACE
- CEMETERY
- INSTITUTION/COMMUNITY AMENITY
- TRAIL NETWORK
- DEDICATED BIKE LANES
- + RAIL LINE
- [] 1/2 MILE AREA AROUND HOLLICE T. WILLIAMS PARK

Katherine A. Goldsmith, R.N.

- Registered nurse and educator
- Coordinated the first nursing program for Black students at the Booker T. Washington Vocational School, which later became a model for the U.S. Navy
- Taught at Pensacola Junior College and was the first Black person to become President of the Florida Nurses Association District 1
- Honored as Nurse of the Year and Educator of the Year



Historic Crystal Ice House

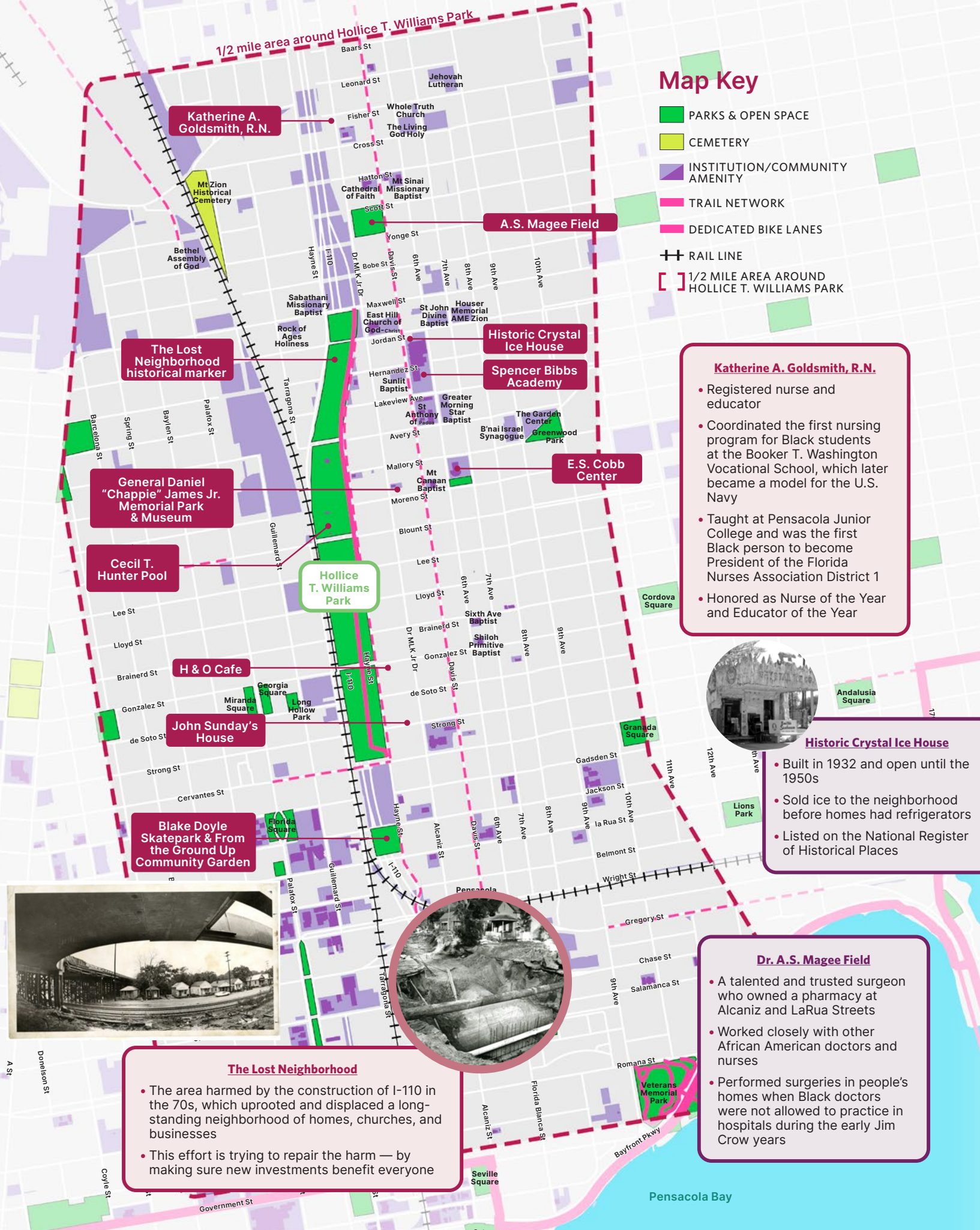
- Built in 1932 and open until the 1950s
- Sold ice to the neighborhood before homes had refrigerators
- Listed on the National Register of Historical Places

Dr. A.S. Magee Field

- A talented and trusted surgeon who owned a pharmacy at Alcaniz and LaRua Streets
- Worked closely with other African American doctors and nurses
- Performed surgeries in people's homes when Black doctors were not allowed to practice in hospitals during the early Jim Crow years

Spencer Bibbs Academy

- Established in 1919
- Spencer Bibbs was the first African American Supervisor of Colored Schools in Escambia County
- The Academy served students through 4th grade
- Spencer Bibbs would use his own wagon to transport students above the 4th grade to the west side, so that they could continue their education



The Lost Neighborhood

- The area harmed by the construction of I-110 in the 70s, which uprooted and displaced a long-standing neighborhood of homes, churches, and businesses
- This effort is trying to repair the harm — by making sure new investments benefit everyone

Defining Equitable Development

Equitable development is a term that may be familiar to some in the planning and development industries, but it has the potential to cause confusion. City staff and the team developed common language to describe equitable development and this process in straightforward terms, to ensure that everyone understood the effort. The following descriptions were provided to community stakeholders and residents throughout the planning process.

What is Equitable Development?

- Development that minimizes negative impacts (like increasing rents and home prices).
- Development that is inclusive to everyone, especially long-time residents and businesses.

Why is the City creating an Equitable Development Framework Plan?

- Given the history of this area and the negative impacts of I-110, the City wants the Hollice T. Williams Stormwater Park improvements to have a positive impact.
- The City believes existing residents deserve to live in healthy, safe, amenity-rich neighborhoods that reflect their culture.
- Residents deserve to have opportunities for jobs and property & business ownership.
- Residents and stakeholders deserve to participate in the decision-making process about the park and surrounding development.



What is an Equitable Development Framework Plan?

- A set of standards to ensure that future development in and around Hollice T. Williams Park benefits everyone.
- A set of shared values that represent the community's priorities as the park evolves, and how land is developed around it.

How will these values & principles be used?

- They will articulate the priorities of residents with regard to the design of Hollice T. Williams Park, including stormwater improvements.
- They will establish expectations for how development should impact the community surrounding the park (within a 1/2 mile).
- They will serve as criteria to help the City evaluate development projects seeking public funding or public approvals.
- They will serve as guidance for the City to decide the prioritization of funding for development projects and public improvements.

Defining Gentrification

People understand that as improvements are made and development happens, the positive and negative impacts often aren't felt equally by neighborhoods and individuals. To ensure participants understood the effort, the following definitions and common language were developed to describe gentrification, displacement, and economic growth. The communities surrounding Hollice T. Williams Stormwater Park are organized, active, and educated and wish to continue having an informed conversation about the positive and negative impacts.

What is Gentrification?

Gentrification is the process of change in a neighborhood or community marked by increases in prices for basic needs, increased economic investments, and demographic or cultural shifts, often resulting in the displacement of residents or businesses. Gentrification can include:

- Social changes
- Economic changes
- Cultural changes
- Physical change in the built environment

What is Displacement?

Displacement is a force that relocates people from where they are living or running a business. Displacement can be either physical or economic, and often, it's experienced as a slow building of pressure that leads to individuals making choices about whether to stay in a neighborhood or leave. Displacement might include:

- Newer housing stock being built, while older housing stock declines
- Rising costs for housing, services, and businesses
- Fluctuations in resident incomes
- Migration

When is it Displacement versus Gentrification?

Displacement and gentrification are related, but they are not entirely the same.

- Displacement is defined by the movement of residents and businesses. It is measurable. Oftentimes, it is seen in areas that are gentrifying, especially once the economic changes reach a tipping point.
- Gentrification is a process that creates the set of factors that lead residents and businesses to move, but it also causes other changes. Gentrification is multifaceted and much more complex to measure.

When is it Gentrification versus Economic Growth?

- Economic growth is positive for any community, especially for low-income communities. However, when that growth is not inclusive or accessible to certain groups, it is not equitable.
- Negative impacts of economic growth are often associated with gentrification, such as increasing rents and reduced affordability for existing residents.
- Equitable economic development aims to minimize the negative impacts of economic growth.



Process

The City developed a process to invite the community within the 1/2-mile project area to guide the priorities and principles of the Equitable Development Framework Plan. The Mayor formed the Friends of Hollice T. Williams Park group to advise on both the design of the park and the Equitable Development Framework Plan. The engagement process followed three steps:

- Step 1: Listening
- Step 2: Exploring Priorities
- Step 3: Developing the Plan

A series of outreach events celebrated the current use and future possibilities for the park. In late July, the Party in the Park brought hundreds of people to Hollice T. Williams Park for local food vendors and trucks, a game of skate at the Blake Doyle Skatepark, a slow ride with Bike Pensacola, tours of the From the Ground Up Community Garden, an artist's market, performances, and speeches by descendants of Hollice T. Williams and local historians knowledgeable about the Lost Neighborhood. Over 330 people completed a survey expressing their priorities for making sure the design of the park and development around the park are equitable.

Which groups were engaged throughout the process?

Friends of Hollice T. Williams Park

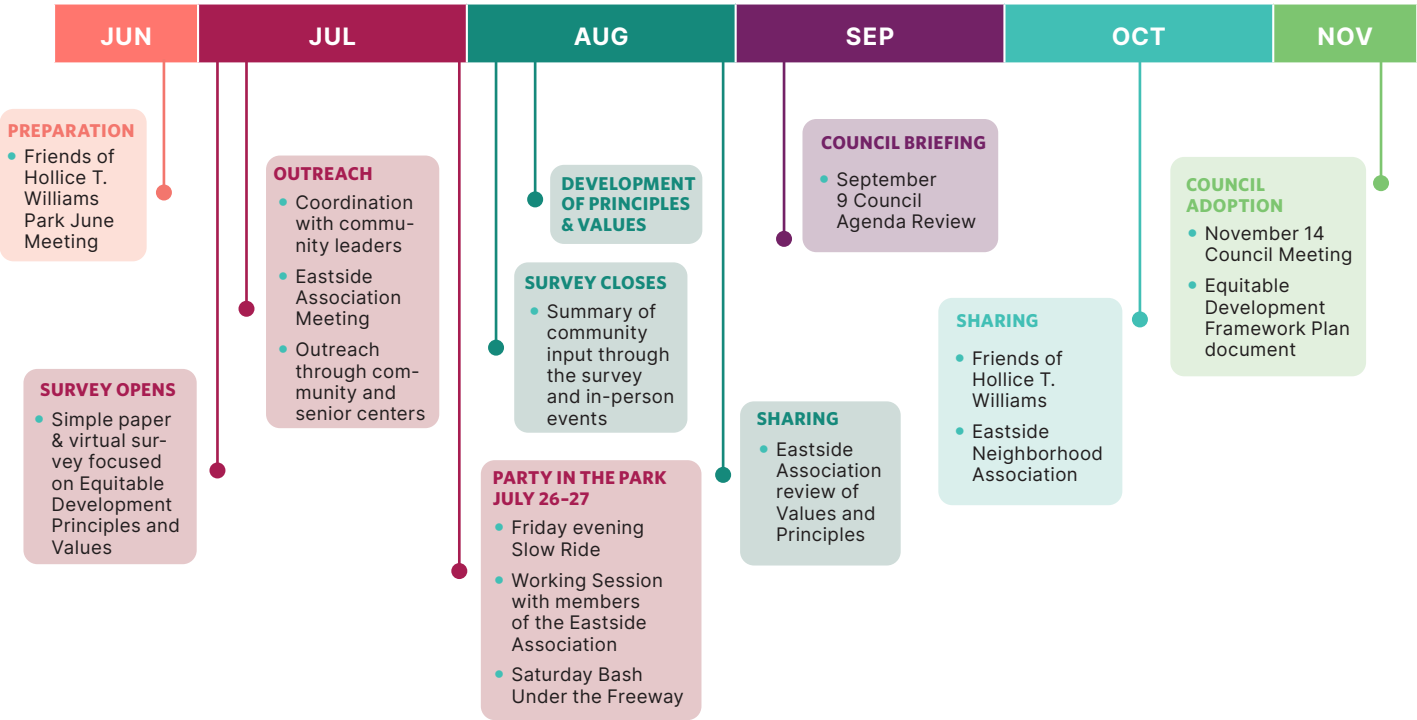
Neighborhood Associations

Residents

Park Users

Community Organizations

2024



SATURDAY, JULY 27TH, 2024
Party in the Park —
Bash Under the Freeway



FRIDAY, JULY 26TH, 2024
Party in the Park — Game of
Skate and Slow Ride



TOP 10

Community Priorities

- » Be welcoming & safe to everyone
- » Meet the needs of all ages & abilities
- » Include community members in the decision-making process
- » Create comfortable gathering spaces
- » Create jobs for local residents
- » Address and prevent flooding
- » Provide programming for children and adults
- » Celebrate local history & culture
- » Create affordable housing
- » Allow community members to help guide, program, & manage park use

Outcomes of the Community Survey

LEARNING WHAT'S IMPORTANT TO PENSACOLIANS

The Community Equity Survey was offered in both hard copy form during events and in digital form accessible online. 335 individuals responded, sharing their priorities for the park and surrounding development. 94 individuals filled out the survey online, 142 people completed the survey during the Party in the Park events, and an additional 99 people completed the survey during smaller outreach events. The top 10 ranked community priorities (listed to the left) were used to inform the Equitable Development Values and Principles, along with conversations with key stakeholders, such as the Friends of Hollice T. Williams Park group and neighborhood associations.



Values & Principles

Values	Principles
Inclusive, Accessible, & Responsive	1 Ensure the park and new development is welcoming and accessible to everyone.
	2 Meet the needs of all ages & abilities.
	3 Create comfortable gathering spaces.
	4 Make it simple and affordable for community organizations and residents to host events in the park.
	5 Provide programming and recreational amenities that reflect the desires and needs of the surrounding community.
History & Culture	6 Honor & celebrate the history of the Lost Neighborhood & important places & people through signage, historical markers, public art, etc.
	7 Preserve existing community buildings and invest proactively to prevent deterioration .
Economic Opportunity	8 Create jobs and provide opportunities for wealth building for local residents.
	9 Require measurable positive impacts from development projects in the adjacent communities.
Environmental Justice	10 Address and monitor environmental impacts of the highway to minimize negative effects.
	11 Ensure stormwater projects don't have negative effects on the immediately adjacent community.
	12 Develop and fund a long-term maintenance plan for the park that is sustainable.
Housing Affordability	13 Create new affordable housing.
	14 Provide support to existing long-term homeowners so they can remain in their homes.
	15 Support and stabilize existing rental housing to prevent displacement.
Local Decision-Making	16 Include community members in the decision-making process.
	17 Demonstrate familiarity and responsiveness to existing community plans.

INCLUSIVE, ACCESSIBLE, & RESPONSIVE

PRINCIPLE 1

Ensure the park and new development is welcoming and accessible to everyone.

How could this be accomplished?	Who would implement?
1 Include design elements in the design of the park that recognize and celebrate the cultures of the people who live in the 1/2-mile radius around Hollice T. Williams Park.	Public Sector
2 Encourage, rather than discourage, people to spend time in the park, such as later park hours.	Public Sector
3 Implement a comprehensive protected walking and biking network within the 1/2-mile radius around Hollice T. Williams Park, which enables residents to safely commute to the park. This should be implemented by the City in alignment with the Active Transportation Plan.	Public Sector
4 For projects seeking public funding or approvals within the 1/2-mile radius of Hollice T. Williams Park, development should be designed to be welcoming to the community by including public art, murals, transparent storefronts, pedestrian-oriented elements like benches, awnings, patios, landscaping and shade, and frequent street-facing entrances	Private Sector

How to Understand these Recommendation...

The Values and Principles grew out of the input from the Equitable Development Framework Plan process. They are meant to stand as the guiding policy for development in and around Hollice T. Williams Park.

The examples listed under “How could this be accomplished?” are meant as possible actions, policies, programs, or incentives that would ensure the principles are carried out. They help provide a more concrete understanding of how this plan could be implemented. In many cases, these examples describe programs and policies that don't exist yet. Not all examples will be implemented, and as the City continues to refine what's possible, other strategies may be added.

PRINCIPLE 2

Meet the needs of all ages & abilities.

How could this be accomplished?	Who would implement?
1 Include park amenities that are engaging and interesting for all ages (ranging from early childhood to school-aged children, teens, young adults, and seniors).	Public Sector
2 Design the park and development within 1/2 mile of Hollice T. Williams Park seeking public funding or approvals to be accessible to all abilities (including those with different physical, mental, and emotional abilities). Examples could include accessible swings, ramps, transfer platforms, ground-level play features, wider pathways, smooth but slip-resistant surfaces, sensory elements, sound instruments, soothing colors, and textures.	Public/Private Sector



PRINCIPLE 3

Create comfortable gathering spaces.

How could this be accomplished?	Who would implement?
1 Provide spaces in the park where community members can hold larger gatherings and celebrate special events with friends and family	Public Sector

PRINCIPLE 4

Make it simple and affordable for community organizations and residents to host events in the park.

How could this be accomplished?	Who would implement?
1 Offer reduced or waived fees for community members for event permits; explore creative ways to lessen the requirements for insurance, road closures, security, etc.	Public Sector
2 Consider a City staff position to act as a community navigator or liaison, who could help residents navigate the permit application process.	Public Sector



PRINCIPLE 5

Provide programming and recreational amenities that reflect the desires and needs of the surrounding community.

How could this be accomplished?	Who would implement?
1 Design the park amenities, features, and programming to appeal to the existing residents of the surrounding neighborhoods.	Public Sector
2 Incorporate current and past community input about the needs and desires of the residents for park elements and programs.	Public Sector
3 Create a Program Plan for Hollice T. Williams Stormwater Park that encompasses the variety of programs, services, and activities.	Public Sector
4 Require developers working in the 1/2-mile radius of the park seeking public funding or approvals to make an intentional effort to lease ground floor space at an affordable rate to businesses that serve the existing community's interests and needs (prevent changing the dynamic and culture of the neighborhood by only appealing to outside customers). The City could examine the potential incentives for this effort (such as a tax abatement on tax bills for business owners who commit to this effort).	Public/Private Sector

PRINCIPLE 6

Honor and celebrate the history of the Lost Neighborhood and important places & people through signage, historical markers, public art, etc.

How could this be accomplished?	Who would implement?
1 Invest in a dedicated historic preservation and documentation project to understand the various histories of the Lost Neighborhood and the neighborhoods surrounding Hollice T. Williams Park; incorporate and formalize the research that members of the Pensacola community have begun; include both formal histories as well as personal ones; allow for opportunities for residents to share photographs and oral histories.	Public Sector
2 Develop a well-designed, interactive theme that weaves history and stories throughout the park that not only informs users about the history, but encourages them to interact with it (for example, 3D structures they can walk in and through, music-based exhibits, etc.)	Public Sector
3 Developers that are working within a 1/2 mile of the park and seeking public funding or approvals should incorporate public art that honors the history of the neighborhood into their buildings and exterior spaces.	Private Sector



PRINCIPLE 7

Preserve existing community buildings and invest proactively to prevent deterioration.

How could this be accomplished?	Who would implement?
1 Create and publicize the reinvestment and maintenance schedule for public buildings in the vicinity of Hollice T. Williams Park (such as the E.S. Cobb Center, etc.) so the community can see that the City is proactively preventing the decline of buildings with cultural significance.	Public Sector
2 Create a public grant or loan program to support business owners in preserving, updating, and growing their businesses, properties, and buildings.	Public/ Private Sector
3 Outreach to businesses, property owners, developers, and other public agencies who are interested in renovating community anchors (such as the H&O Cafe, Spencer Bibbs Center, Oliver's Flowers, the Ice House, etc.); support owners with the application process and connect them to additional funding with matching requirements.	Public/ Private Sector
4 Work with important community organizations and anchors, such as youth athletic programs, to make improvements to the public parks where programming occurs; look for creative projects that will serve the needs of the community, such as creating space for children to do homework after school.	Public Sector



PRINCIPLE 8

Create jobs and provide opportunities for wealth building for local residents.

How could this be accomplished?

Who would implement?

- 1

The City expects developers to follow the City’s Covenant for the Community. In particular, projects within a 1/2 mile of Hollice T. Williams Park that are seeking public funding or approvals should hire local residents and M/W/DBE companies to participate in the construction or operations of new development, exceed Section 3 program requirements for any projects receiving state or federal funding, or develop an internal workforce development program that trains residents and connects them to current and future opportunities.

Private Sector
- 2

Establish a monthly market or regular series of events to provide an opportunity for local vendors to sell their products; build spaces into the park to easily facilitate these types of events (kiosks, multi-use structures, power, lighting, shade, etc.).

Public Sector
- 3

Invest in building permanent structures/kiosks, or temporary elements with the basic amenities (water/power) that will provide an opportunity for local vendors to share their goods on a regular basis.

Public Sector



PRINCIPLE 9

Require positive impact(s) from development projects in the adjacent community or communities.

How could this be accomplished?

Who would implement?

- 1

Developers may demonstrate positive impact through the creation of jobs, leasing space to entrepreneurs and local businesses at an affordable rate, programming the building with neighborhood-serving uses, including affordable housing into their development, or other creative strategies.

Private Sector
- 2

Develop a minority developer mentorship program that includes an annual training program and a program that pairs experienced developers with access to capital with minority developers or individuals with an interest in development to grow the pool and capacity of the development community in Pensacola; offer funding opportunities for alumni of the program.

Public/Private Sector
- 3

Connect small businesses that serve the local market with neighborhood-serving retail (corner markets with fresh food, ice cream shop, diners and restaurants, etc.) to resources, funding opportunities, and developers with lease-able space.

Public/Private Sector



PRINCIPLE 10

Address and monitor environment impacts of the highway to minimize negative effects.

How could this be accomplished?	Who would implement?
1 Invest in and install mitigation elements such as plants/trees with natural purifying functions (pines and cypresses, silver birch, yew, and elder trees) or noise barriers that can reduce the impact of the highway on users of the park and residents of surrounding neighborhoods.	Public Sector
2 Invest in ongoing environment monitoring in the park and several blocks in to the neighborhood to determine the environmental impacts of the highway and to track the effectiveness of mitigation strategies.	Public Sector



PRINCIPLE 11

Ensure stormwater projects don't have negative effects on the immediately-adjacent community.

How this could be accomplished?	Who would implement?
1 Design the stormwater management within Hollice T. Williams Park project to have a positive impact not only on the overall region, but to ensure that there is no negative impact on the immediately-surrounding blocks and neighborhoods.	Public Sector
2 Design and execute an education campaign including messaging, materials, and meetings to explain how flooding mitigation improvements will not exacerbate existing flooding; materials should be communicated simply, with diagrams and animations to make sure all residents understand that they will not be negatively impacted and how the system will work.	Public Sector
3 Developers within the 1/2-mile radius who incorporate low-impact development strategies and demonstrate that the project will not have negative downstream impacts may utilize stormwater credits from the Hollice T. Williams Stormwater Park.	Private Sector

PRINCIPLE 12

Develop and fund a long-term maintenance plan for the park that is sustainable.

How could this be accomplished?	Who would implement?
1 Dedicate sufficient and sustainable funding for maintenance, safety, and lighting within the park so that the new park remains an asset in the community that will uphold and bolster surrounding property values and act as a safe, clean place for residents to recreate and enjoy.	Public Sector
2 Create a caretaker or ambassador program with a higher level of operating partner to maintain and manage park amenities and programs.	Public Sector
3 Create a corporate philanthropic program that could help reduce fees for low-income vendors and contribute to an Operation and Maintenance Fund.	Public Sector
4 Organize non-profits and local volunteer groups that help raise funds for special programming in the park, supplement by cleaning up litter, and adopt the park as a place that private citizens care about and take care of.	Private Sector



PRINCIPLE 13

Create new affordable housing.

How could this be accomplished?	Who would implement?
1 Build mixed-income and affordable rental housing that is attainable for the residents of the surrounding neighborhoods; provide public incentives to help close gaps and upgrade infrastructure.	Public/ Private Sector
2 Partner to build affordable for-sale infill housing in vicinity of the park; provide first-time homebuyer incentives and work with non-profits to close funding gaps to increase the number of homes that can be brought on-line each year.	Public/ Non-Profit Sector
3 Acquire land with public funds and solicit development partners through RFP processes for affordable housing, with the goal that the housing should be affordable to the average income of families in the immediate neighborhood.	Public Sector



PRINCIPLE 14

Provide support to existing long-term homeowners so they can remain in their homes and realize increased values.

How could this be accomplished?	Who would implement?
1 Explore tax additional incentives for long-term homeowners and educate and support residents in applying for Pensacola’s Save Our Homes homestead classification, which limits annual property tax increase to 3%.	Public Sector
2 Create a robust outreach and information campaign to educate homeowners about available funding programs for home improvements	Public Sector
3 Partner to increase the funding available for residential property improvements (with foundations, other sources of public funding, affordable housing trust funds, bonds, etc.)	Public/ Non-Profit Sector
4 Expand pro-bono legal & estate planning services to ensure residents have clear title documentation so wealth can be passed between generations.	Public/ Non-Profit Sector



PRINCIPLE 15

Support and stabilize existing rental housing to prevent displacement.

How could this be accomplished?	Who would implement?
1 Apply the City of Pensacola’s Residential Anti-Displacement and Relocation Policy (which applies to all activities undertaken through the uses of CDBG, HOME, and other federal funding), and expand it to apply to all projects in the 1/2-mile radius of Hollice T. Williams park seeking public funding or approvals.	Public Sector
2 Tie financial incentives for improvements to owners’ and developers’ cooperation in keeping rents affordable and preventing displacement within the neighborhoods surrounding Hollice T. Williams Park.	Public/ Private Sector
3 Use public funds to purchase affordable properties whose affordability is expiring in the coming 5 years and partner to re-syndicate and preserve affordability.	Public Sector



PRINCIPLE 16

Include community members in the decision-making process.



How could this be accomplished?

Who would implement?

- | | | |
|----------|---|----------------|
| 1 | Support the formation and capacity building of strong neighborhood associations; share regular updates about consequential projects happening within the vicinity of the park with the relevant neighborhood associations; hold developers accountable for coordinating with the neighborhood associations for support. | Public Sector |
| 2 | Developers who meet with, present to, and seek letters of recommendation from the relevant neighborhood associations impacted by their projects will receive higher priority when applying to the City/CRA for any funding, entitlements, or approvals. | Private Sector |
| 3 | The City will commit to increased communication about project updates by scheduling regular meetings with the relevant neighborhood associations. | Public Sector |

PRINCIPLE 17

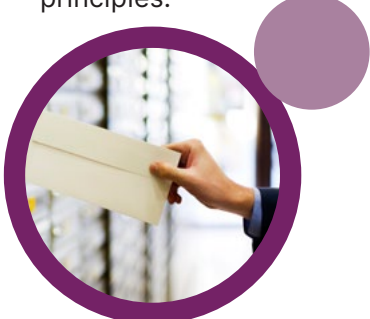
Demonstrate familiarity and responsiveness to existing community plans.



How could this be accomplished?

Who would implement?

- | | | |
|----------|--|----------------|
| 1 | Developers working within 1/2 mile of Hollice T. Williams park seeking public funding or approvals must demonstrate that proposals comply with the CRA plans and/or the Equitable Development Framework Plan principles. | Private Sector |
|----------|--|----------------|



Next Steps

This Equitable Development Framework Plan defined the high-level values and principles that should guide design of the Hollice T. Williams Stormwater Park and public and private projects within a 1/2-mile radius of the park. However, additional details will be needed to adopt specific policies and funding incentives to accomplish these values and principles.

The next step should be to commission a more detailed set of recommendations, supported by a consensus negotiation process that involves elected and appointed officials, community leaders, and other key stakeholders. A Step 2 document should outline the policies that the City is committed to putting in place to ensure that negative impacts (like increasing rents and home prices) are minimized and development is inclusive to everyone, especially long-time residents and businesses.





RESIDENTIAL PROPERTY IMPROVEMENT PROGRAM GUIDELINES

PROGRAM PURPOSE

The Residential Property Improvement Program ("RPIP") is designed to support the preservation and creation of affordable housing, preservation and enhancement of traditional neighborhood character, blight elimination and prevention, and preservation and enhancement of the tax base in accordance with the public purposes authorized under Chapter 163, Part III of the Florida Statutes.

PROPERTY ELIGIBILITY

- Must be located within an eligible target area within a City of Pensacola community redevelopment district, if applicable. Visit www.cityofpensacola.com/CRAPrograms to verify eligible areas.
- Must be used primarily for residential purposes.
- Eligible building types include:
 - Buildings that appear from the street to be an individual single family, a duplex or a single family attached home (such as a townhome) and accessory dwelling units, regardless of number of units.
 - Live-work or mixed-use buildings where the principal use of the building is residential. (ex. home occupation)
- May be occupied by the property owner ("owner-occupied"), long-term rental (12 months or more) or vacant (subject to occupancy terms).

HOUSEHOLD INCOME REQUIREMENTS

Homes assisted through this program support households within an annual income of **120% Area Median Income ("AMI") or less**, adjusted for family size, based on the Florida Housing Finance Corporation's (FHFC) annual income limits for Escambia County, Florida.

Owner Occupied: Households with annual income of 120% AMI or less are eligible.

Rental Property: Long-term rental property (12 months or more) is eligible under this program. Where the household income of the landlord exceeds 120% AMI, he or she shall be responsible to provide a match equal to 30% of the project costs. Rental property must be occupied by a household at or below 120% AMI at the time of application or within 90 days of project completion. Referral to Section 8 can be provided. Rents may not increase more than 3% each year and monthly rent amounts may not exceed the affordability rent limits published annually by the Florida Housing Finance Corporation. The lease must be provided to establish eligibility.

Vacant Property: Vacant property must be occupied within 90 days of project completion or immediately listed for sale upon project closeout and conveyed in accordance with the terms of the affordability period covenants described below.

In instances where property will be sold immediately upon improvement, requirements shall be the same as rental property.

ELIGIBLE IMPROVEMENTS

Eligible improvements include the following:

- Exterior repair and enhancements necessary to restore building appearance, integrity, and character.
- Fencing, lighting and limited landscape and pavement.
- Other improvements necessary to enhance the street face of the property and provide for safe and decent living conditions.

Priority will be given to exterior features that are visible from the public realm.

PROJECT TYPE

Terms for this program are based on the degree of improvement needed, as determined by a program inspector in coordination with the owner, and actual project costs. The project type shall correlate with the affordability period requirements described under “Affordability Period Covenants” below.

- **Moderate Rehabilitation**
Cost Range: Up to \$28,000 Affordability Period: 5 years
Cost Range: \$28,001 - \$40,000 Affordability Period: 7 years
- **Major Rehabilitation**
Cost Range: \$40,001 - \$70,000 Affordability Period: 10 years
- **Substantial Reconstruction**
Cost Range: \$70,001 - \$105,000 Affordability Period: 15 years

* Should an owner wish to remove the affordability period covenants after 5 years of good and faithful compliance with the program, he or she may repay the amount of the program assistance minus a forgiveness benefit of 70% of the actual project costs paid by the program, up to \$28,000. Forgiveness is calculated daily of the 5-year period.

AFFORDABILITY PERIOD COVENANTS

To meet the CRA's goal of increasing and preserving affordable housing within the redevelopment districts, this program will apply covenants, secured by a lien agreement, upon the property during the "affordability period" described under "Rehabilitation Needs" above. The covenants will not require repayment of the assistance amount if the property is retained for affordable housing or transferred to an eligible relative, as defined in the program policy, and the home is not intentionally demolished and/or rebuilt.

If the property is not transferred to an eligible relative during the Affordability Period, and the owner decides to sell the property, the property must either be

- a. Sold to an owner-occupant whose household income is at or below 120% AMI or
- b. Sold to a landlord who will rent the home to a household at or below 120% AMI within 90 days of acquisition.

**City of Pensacola
Community Redevelopment
Agency**
222 W. Main Street, Pensacola FL
32502
www.cityofpensacola.com/cra

Administered By:
Community Redevelopment
Agency
Hilary Halford, Program Manager
(850) 436-5654
hhalford@cityofpensacola.com

Program subject to funding availability and full terms described in the program policy and affiliated agreements.



Residential Resiliency Program Guidelines

The Residential Resiliency Program is designed to support blight removal and prevention by repairing storm-damaged structures or securing at-risk property against future damage caused by natural hazards such as hurricanes and flooding.

The public purposes addressed by the Program are consistent with those authorized by the Community Redevelopment Act Chapter 163 of the Florida Statutes, including the elimination and prevention of blight, revitalization of neighborhoods, the elimination or improvement of the shortage of affordable housing for low or moderate income residents and the preservation or enhancement of the tax base.

ELIGIBLE PROPERTY

Eligible property includes residential owner-occupied property, and residential long-term lease property (12 months or more) rented to tenants with a household income at or below 80% Area Median Income (AMI) for Escambia County, Florida, and located within the City of Pensacola's designated Urban Core, Westside or Eastside community redevelopment area.

FUNDING LIMITS

- **Owner-Occupied Property:** \$15,000(80% AMI or less) / \$7,500 (+80% AMI)
- **Long-Term Lease Property:** \$7,500 (Tenant household income 80% AMI or less)

All awards subject to funding availability.

ELIGIBLE IMPROVEMENTS Typical eligible improvements include (but not limited to):

- Emergency roof repair/replacement/tarpping
- Hazardous tree removal/trimming
- Electrical, plumbing and structural repairs
- At-risk mechanical equipment (i.e. HVAC systems) repair/replacement and/or elevation

Other improvements that remedy storm damage or secure at-risk property against future damage caused by natural hazards may be considered on a case-by-case basis. Subject to inspection by a licensed and insured Contractor or CRA-appointed inspector.

Roofing: Roofing repairs/replacement must be warranted pursuant to inspection by a licensed and insured Contractor or a CRA-appointed inspector.

Hazardous Trees: Trees must have already fallen or be deemed hazardous pursuant to inspection by a licensed and insured Contractor or a CRA-appointed inspector.

Electrical, Plumbing, Structural: Must present a hazard to health and/or property if not repaired, such as a risk for fire, exposure of home to outside elements, or potential for major damage to the home.

At-Risk Mechanical Equipment: Equipment must be at-risk for storm damage or damaged by a recent storm event and attributed to the safety and integrity of the home. Elevation limited to properties located in high flood hazard areas (Zones A and V) as defined by the most recent FEMA flood maps. Visit the Northwest Florida Water Management District website for more information on flood hazard areas: <http://portal.nwfwmdfloodmaps.com/>.

TYPE OF ASSISTANCE:

Assistance is provided as a zero-interest forgivable deferred loan secured by a sub-ordinate lien agreement. The lien period is 1 year for owner-occupied property and 3 years for long-term lease property. The lien is forgiven on a daily basis over the course of the lien period. At expiration of the lien period, the loan is forgiven in full with program compliance.

Eligible program participants shall be eligible to apply for assistance under other residential CRA programs after a period of one (1) year, commencing on the beginning date of the lien period and terminating one (1) year thereafter. However, improvements made under this program shall not be eligible for modification or reconstruction.

Leased Property: Limited to landlords renting to households at or below 80% AMI. Rents must not be increased more than 3% per year during the lien period, and must be certified annually to the Community Redevelopment Agency (CRA).

Transfer of Property: During the lien period, transfer of property shall only be permissible to an eligible heir, as defined by Florida law. In the event of the transfer of property to an heir, such heir shall assume all responsibilities for compliance under the program.

Duplication of Benefits: This program shall not be used to duplicate or supplant benefits received or available from insurance policy payouts, and FEMA assistance programs.

CONTRACTING PROCEDURES:

The property owner shall be responsible for contracting licensed and insured contractors to conduct the improvements according to the following procedures:

Bids shall be solicited on behalf of the property owner, from three (3) or more licensed and insured contractors who are qualified to conduct the improvements. Contractors to be bid shall be selected by the property owner. The project shall be awarded to the lowest and most responsive bidder. **Owner shall not cause work to commence**

until a program agreement has been executed and the Contactor has been issued a Purchase Order.

EMERGENCY RESPONSE AND RECOVERY: In the event of an emergency response or recovery situation, such as a state of emergency related to a natural disaster or an instance where an immediate threat is presented to the building, funding may be approved via an abbreviated process (“emergency approval”).

Eligible Improvements: Emergency approvals shall be limited to the minimum amount of work necessary to stabilize the building and prevent further degradation. Examples of work include, but are not limited to, tarping, boarding windows and removing fallen trees. In instances when a CRA-appointed inspector cannot be provided, the owner (or their licensed and insured contractor), shall provide, at minimum pictures and written documentation of the conditions warranting improvement.

Contracting & Payment: Work authorized under emergency approval shall be provided as a grant and exempt from lien requirements. Contracting procedures may be waived at the discretion of the CRA Manager, only in accordance with emergency procurement laws pertaining to City procurement. Administration and contracting may also be facilitated and/or secured by a Partnering Agency or City Department under these events on a case-by-case basis. Contractors shall be licensed and insured. Payment shall be made by the CRA directly to the Contractor. In the event a homeowner or their representative undertakes the stabilization work themselves only cost of materials will be reimbursed upon submission of paid receipts. Payment shall be made upon 100% completion of the work, and passed inspection if applicable. Completion shall be verified by, at minimum, date stamped photo documentation to include both before photos of damages and after photos of work and materials provided. Work shall comply with all local, state and federal requirements. Applicants shall fully cooperate with the CRA Office in providing the documentation necessary to verify the completion of the work performed and compliance with law.

Income Verification: During emergency response and recovery, household income may be verified by self-certification.

Once the emergency response period has ended, the program shall be re-opened under normal operational procedures. However, grant recipients with remaining improvements necessary to be performed (such as requiring a new roof or windows, for example) shall be given priority over new applicants and funded based on the order in which their grant application was approved during the emergency approval process.

PRIORITIZATION: In instances of high program demand and limited funding, program approvals may be prioritized based on the extent of damage and degree of threat to the building and its inhabitants (e.g. a tree that has fallen on or near a structure will receive higher priority than a tree that poses a threat to a property), as well as, household income (households at or below 80% AMI will receive higher priority than households over 80% AMI) and direct impacts caused by major storm events such as hurricanes and floods.

PROCEDURES:

1. Upon submittal of a complete application, including all supporting documentation, the Program Coordinator will determine initial eligibility for program participation.
2. Upon a finding of initial eligibility, or in conjunction with the application, the project shall be placed out to bid. Upon receipt of the bids, the project shall then be considered for approval.
3. Upon approval, the Owner shall enter into a work contract with his/her Contractor and execute the Lien Agreement. A Notice to Proceed (NTP) establishing the start date for construction will be issued to the selected Contractor.

Completion must be achieved within 90 days from the established start date unless otherwise authorized by the CRA Manager or his or her representative.

4. The lien will be forgiven in full at the conclusion of the lien period with program compliance.

City of Pensacola Community Redevelopment Agency

222 W. Main Street, Pensacola FL 32502

Phone: (850) 436-5675 (Programs Line)

Email: cradivision@cityofpensacola.com

Web: www.cityofpensacola.com/cra

Program subject to funding availability and full terms described in the program documents.

HUD release: 4/2/2024

Effective: 4/1/2024

**2024 Income Limits and Rent Limits
Florida Housing Finance Corporation
SHIP and HHRP Programs**

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
DeSoto County Median: 57,100	30%	15,060	20,440	25,820	31,200	35,250	37,850	40,450	43,050	Refer to HUD		376	443	645	830	946	1,043
	50%	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	45,640	48,248	571	611	733	848	946	1,043
	80%	36,550	41,750	46,950	52,150	56,350	60,500	64,700	68,850	73,024	77,197	913	978	1,173	1,356	1,512	1,669
	120%	54,840	62,640	70,440	78,240	84,600	90,840	97,080	103,320	109,536	115,795	1,371	1,468	1,761	2,035	2,271	2,505
	140%	63,980	73,080	82,180	91,280	98,700	105,980	113,260	120,540	127,792	135,094	1,599	1,713	2,054	2,374	2,649	2,922
Dixie County Median: 52,500	30%	15,060	20,440	25,820	31,200	35,250	37,850	40,450	43,050	Refer to HUD		376	443	645	830	946	1,043
	50%	22,850	26,100	29,350	32,600	35,250	37,850	40,450	43,050	45,640	48,248	571	611	733	848	946	1,043
	80%	36,550	41,750	46,950	52,150	56,350	60,500	64,700	68,850	73,024	77,197	913	978	1,173	1,356	1,512	1,669
	120%	54,840	62,640	70,440	78,240	84,600	90,840	97,080	103,320	109,536	115,795	1,371	1,468	1,761	2,035	2,271	2,505
	140%	63,980	73,080	82,180	91,280	98,700	105,980	113,260	120,540	127,792	135,094	1,599	1,713	2,054	2,374	2,649	2,922
Duval County (Jacksonville HMFA; Jacksonville MSA) Median: 98,100	30%	20,450	23,400	26,300	31,200	36,580	41,960	47,340	52,720	Refer to HUD		511	548	657	847	1,049	1,250
	50%	34,100	38,900	43,800	48,650	52,550	56,450	60,350	64,250	68,110	72,002	852	912	1,095	1,265	1,411	1,557
	80%	54,500	62,300	70,100	77,850	84,100	90,350	96,550	102,800	108,976	115,203	1,362	1,460	1,752	2,024	2,258	2,491
	120%	81,840	93,360	105,120	116,760	126,120	135,480	144,840	154,200	163,464	172,805	2,046	2,190	2,628	3,036	3,387	3,738
	140%	95,480	108,920	122,640	136,220	147,140	158,060	168,980	179,900	190,708	201,606	2,387	2,555	3,066	3,542	3,951	4,361
Escambia County (Pensacola-Ferry Pass- Brent MSA) Median: 92,200	30%	18,900	21,600	25,820	31,200	36,580	41,960	47,340	52,720	Refer to HUD		472	506	645	847	1,049	1,250
	50%	31,500	36,000	40,500	44,950	48,550	52,150	55,750	59,350	62,930	66,526	787	843	1,012	1,168	1,303	1,438
	80%	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950	100,688	106,442	1,258	1,348	1,618	1,870	2,086	2,301
	120%	75,600	86,400	97,200	107,880	116,520	125,160	133,800	142,440	151,032	159,662	1,890	2,025	2,430	2,805	3,129	3,453
	140%	88,200	100,800	113,400	125,860	135,940	146,020	156,100	166,180	176,204	186,273	2,205	2,362	2,835	3,272	3,650	4,028
Flagler County (Palm Coast MSA) Median: 88,700	30%	18,250	20,850	25,820	31,200	36,580	41,960	47,340	52,720	Refer to HUD		456	488	645	847	1,049	1,250
	50%	30,400	34,750	39,100	43,450	46,950	50,400	53,900	57,350	60,830	64,306	760	814	977	1,130	1,260	1,390
	80%	48,650	55,600	62,550	69,500	75,100	80,650	86,200	91,750	97,328	102,890	1,216	1,303	1,563	1,807	2,016	2,224
	120%	72,960	83,400	93,840	104,280	112,680	120,960	129,360	137,640	145,992	154,334	1,824	1,954	2,346	2,712	3,024	3,337
	140%	85,120	97,300	109,480	121,660	131,460	141,120	150,920	160,580	170,324	180,057	2,128	2,280	2,737	3,164	3,528	3,893
Franklin County Median: 69,500	30%	15,060	20,440	25,820	31,200	36,580	40,350	43,100	45,900	Refer to HUD		376	443	645	847	1,008	1,112
	50%	24,350	27,800	31,300	34,750	37,550	40,350	43,100	45,900	48,650	51,430	608	651	782	903	1,008	1,112
	80%	38,950	44,500	50,050	55,600	60,050	64,500	68,950	73,400	77,840	82,288	973	1,043	1,251	1,445	1,612	1,779
	120%	58,440	66,720	75,120	83,400	90,120	96,840	103,440	110,160	116,760	123,432	1,461	1,564	1,878	2,169	2,421	2,670
	140%	68,180	77,840	87,640	97,300	105,140	112,980	120,680	128,520	136,220	144,004	1,704	1,825	2,191	2,530	2,824	3,115

Florida Housing Finance Corporation (FHFC) income and rent limits are based upon figures provided by the United States Department of Housing and Urban Development (HUD) and are subject to change. Updated schedules will be provided when changes occur.



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 24-1160

Eastside Redevelopment Board

11/26/2024

DISCUSSION

SUBJECT:

REDEVELOPMENT PLAN UPDATE

ATTACHMENTS:

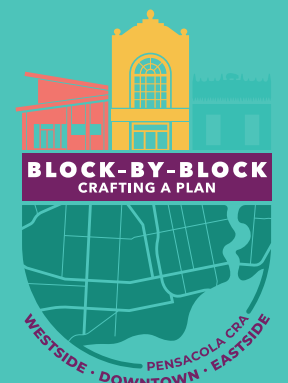
1. ERB Plan Update Information



Fall 2024

PENSACOLA CRA PLANS UPDATE WORKSHOP 2 PRESENTATION – EASTSIDE

Pensacola, Florida



WHO IS THE CRA?



Victoria D'Angelo
CRA Division
Manager



Hilary Halford
Assistant CRA
Division Manager



Rachel Bennett
CRA Urban Design
Planner



Shirley Baylis
CRA Program
Manager



Tiffany Whiting
CRA Executive
Assistant

WHAT DOES THE CRA DO?

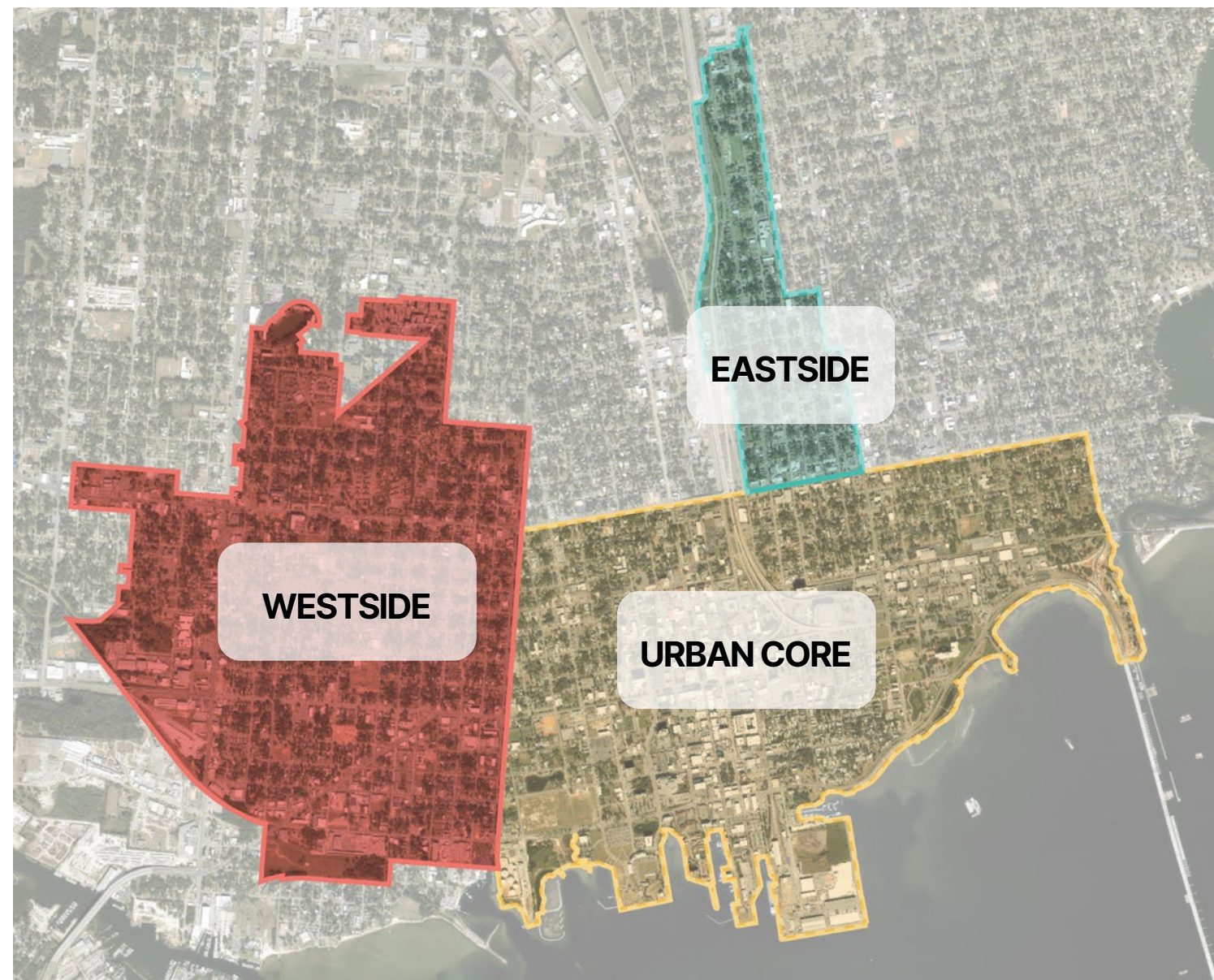


- Expand housing options
- Preserve character, history, & culture
- Counteract gentrification & displacement
- Build socioeconomic equity
- Strengthen neighborhood identity
- Foster economic development & sustainability
- Improve walkability, bikeability, transit, & parking
- Connect people to the waterfront & assets

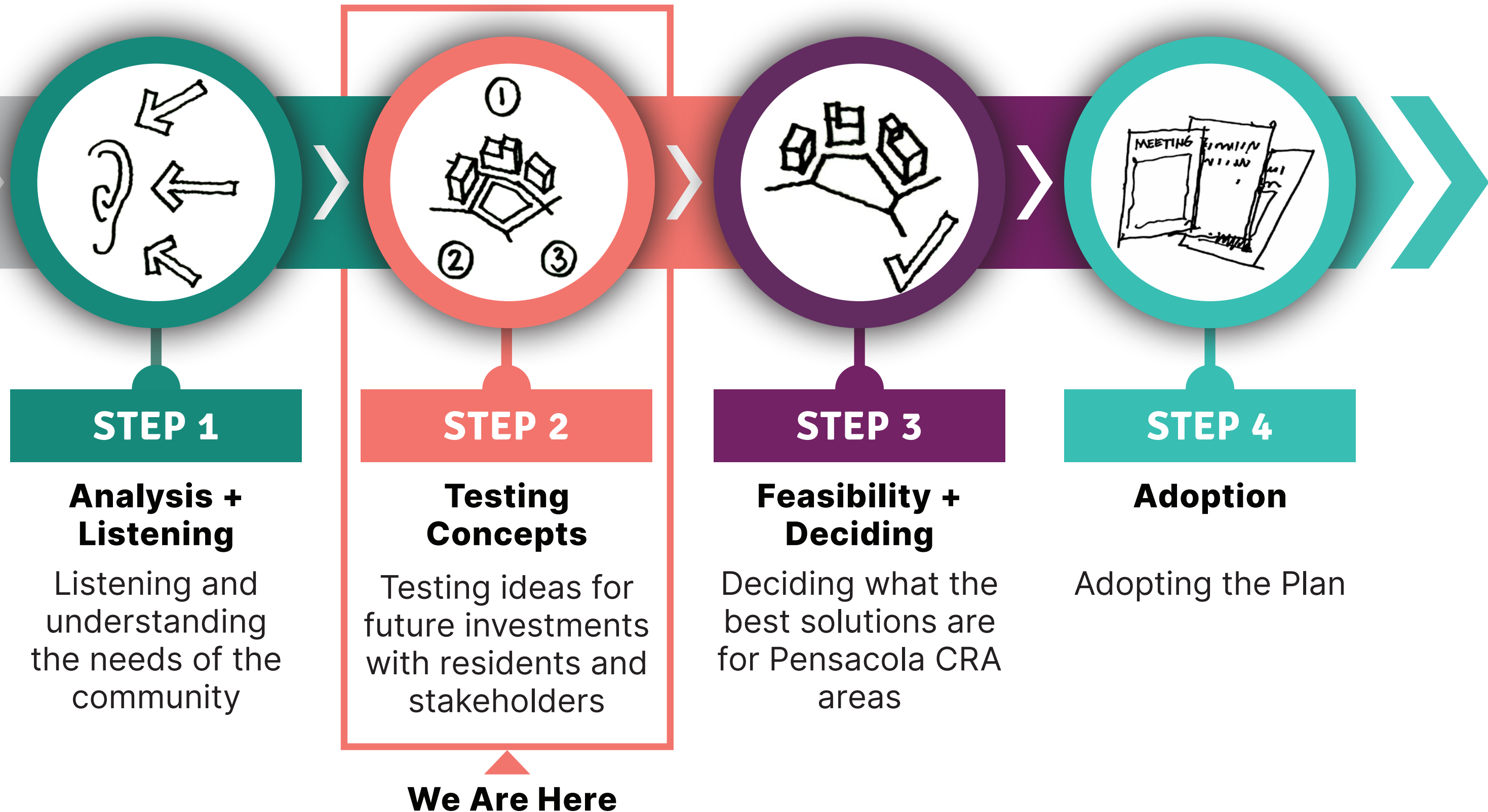
WHAT ARE THE CRA PLAN UPDATES?

The Pensacola CRA is updating the Community Redevelopment Plans for the Eastside, Westside, and Urban Core!

- The redevelopment plans are 15+ years old — it's time to update them to reflect the community's priorities
- We need to hear from residents, local business owners, and stakeholders to understand your needs and visions!



PROCESS



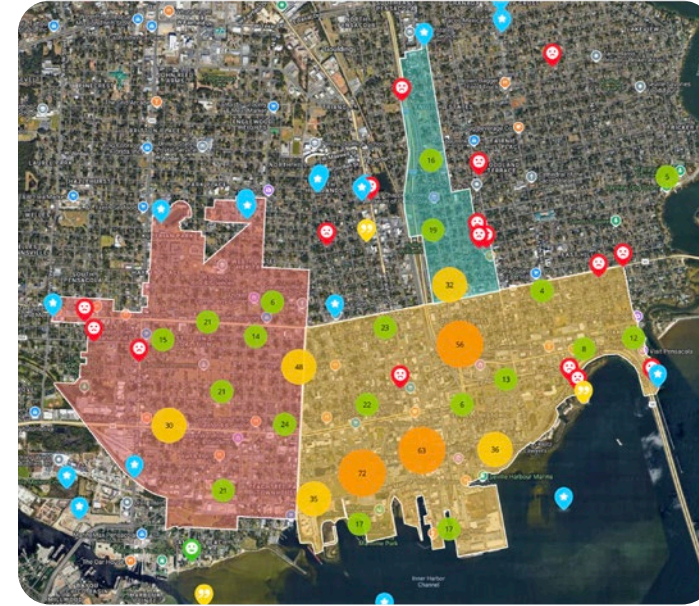
WHAT'S HAPPENED SO FAR?



**In-Person
Workshops
May 2024**



**Virtual Workshop
June 2024**



**Interactive Map
May – August 2024**



**CRA Pop-Up
Engagement
June – August 2024**

WHO HAS ENGAGED?



We've received...



WHAT HAPPENED DURING THE WORKSHOP?



Monday 9/30

Design Explorations



Tuesday 10/1

Public Open House #1
Spring Street Library



Wednesday 10/2

Public Open House #2
Spring Street Library



Thursday 10/3

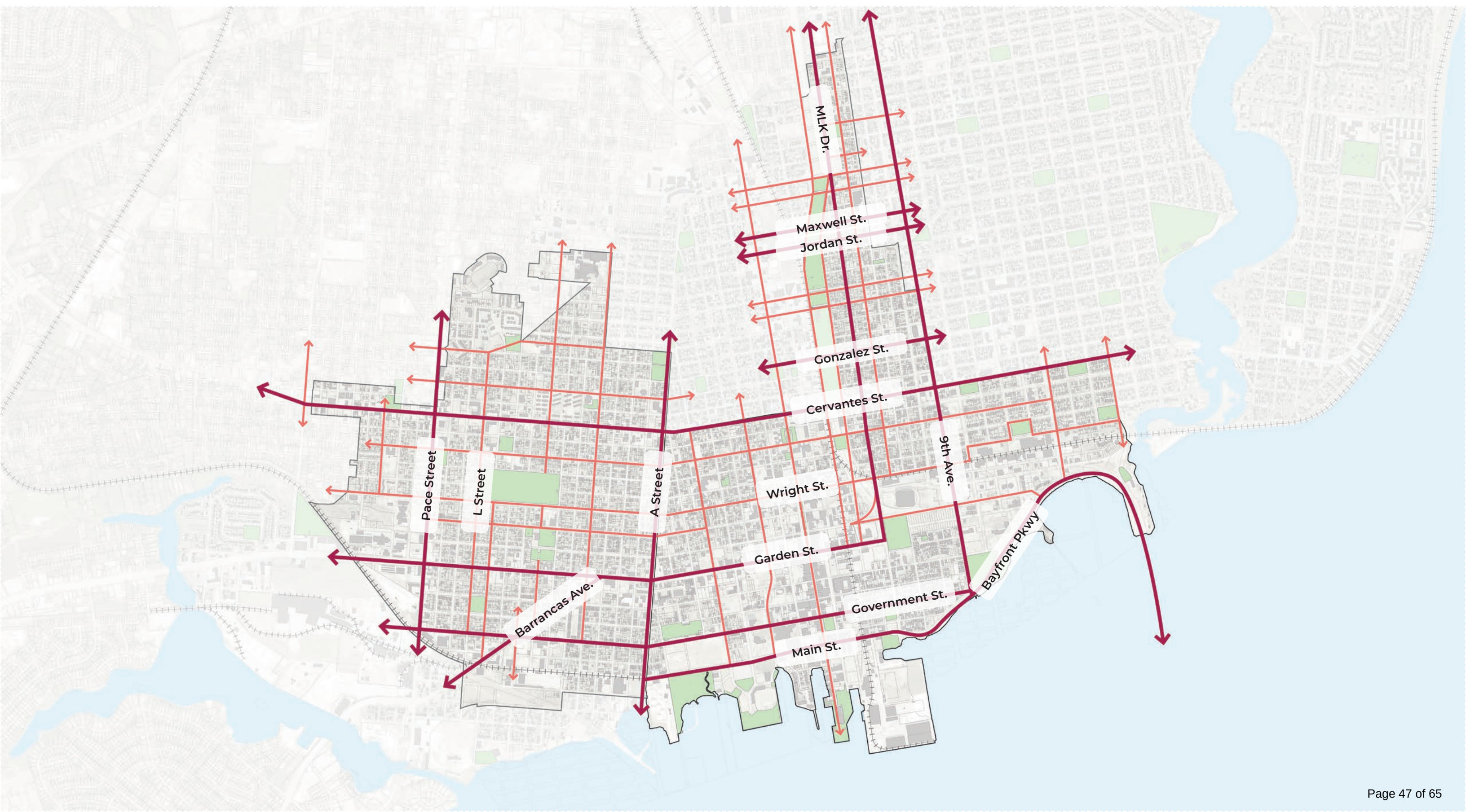
**Workshop Community
& Open House**
Sanders Beach-
Corrine Jones
Resources Center



THE BIG PICTURE

Connectivity & Vibrancy

FRAMEWORK — Key Connectors



FRAMEWORK — Trail Connections





EASTSIDE CRA DISTRICT

EASTSIDE VISIONS

- Enhanced amenities and programming at community centers and parks
- Safety enhancements (lighting, neighborhood watch, etc.)
- Celebrate history (public art, signage, building preservation, & education)
- Safe pedestrian and bike connections
- Variety of parks with different uses and programming
- Affordable housing
- Resident participation in determining the future of the neighborhood



EASTSIDE — FRAMEWORK



EASTSIDE — FRAMEWORK

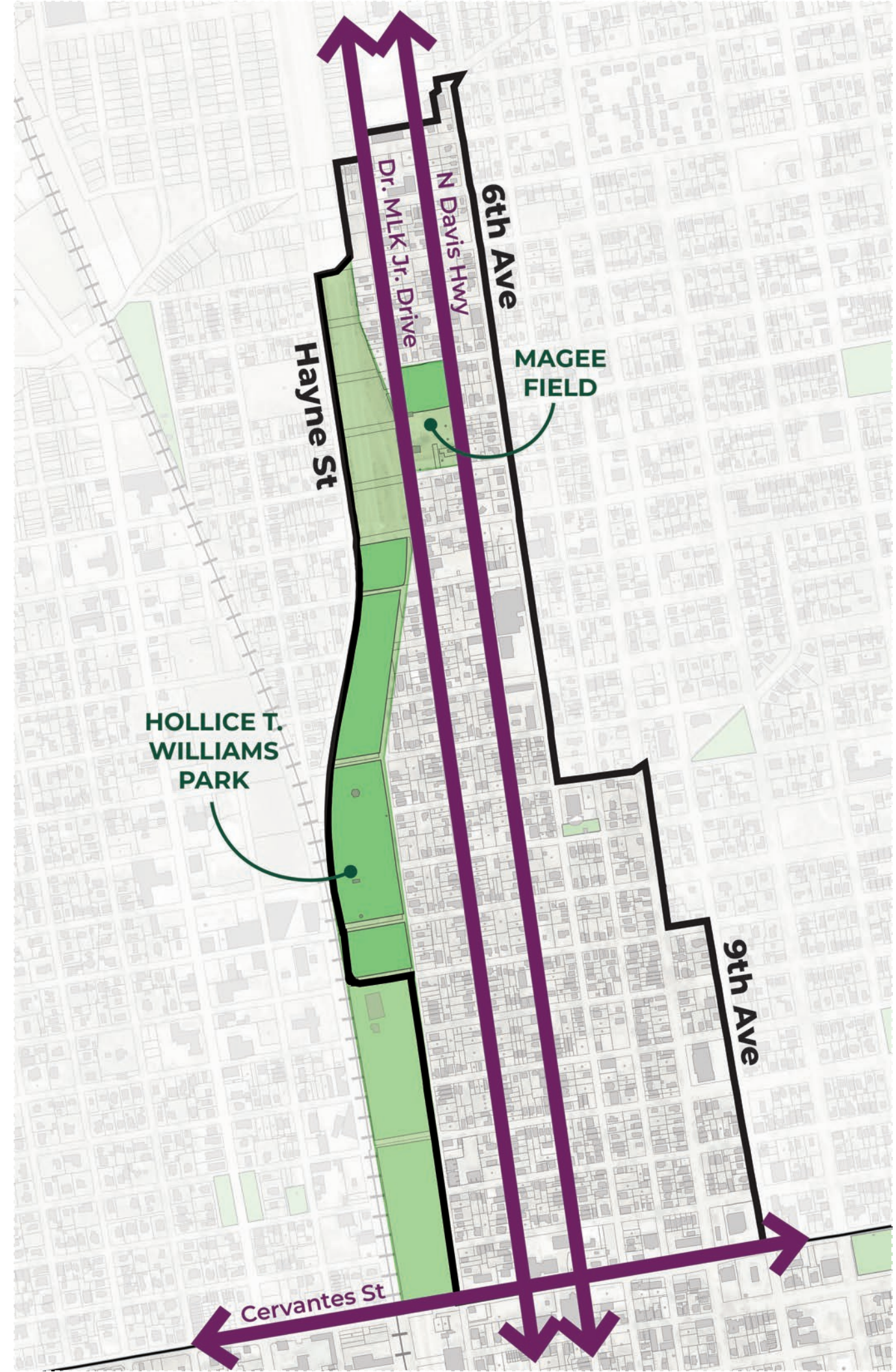


EASTSIDE — FRAMEWORK



MLK & DAVIS TWO-WAY CONVERSION

- MLK and Davis were the ingress into and egress out of downtown before I-110 was built — it was essential a highway before the highway
- The Eastside Neighborhood was divided by fast-moving traffic
- When I-110 was built, the Lost Neighborhood was further destroyed and divided
- Davis and MLK were left as one-way streets with fast moving traffic, making Eastside a dangerous place to walk & bike



BENEFITS OF TWO-WAY CONVERSIONS

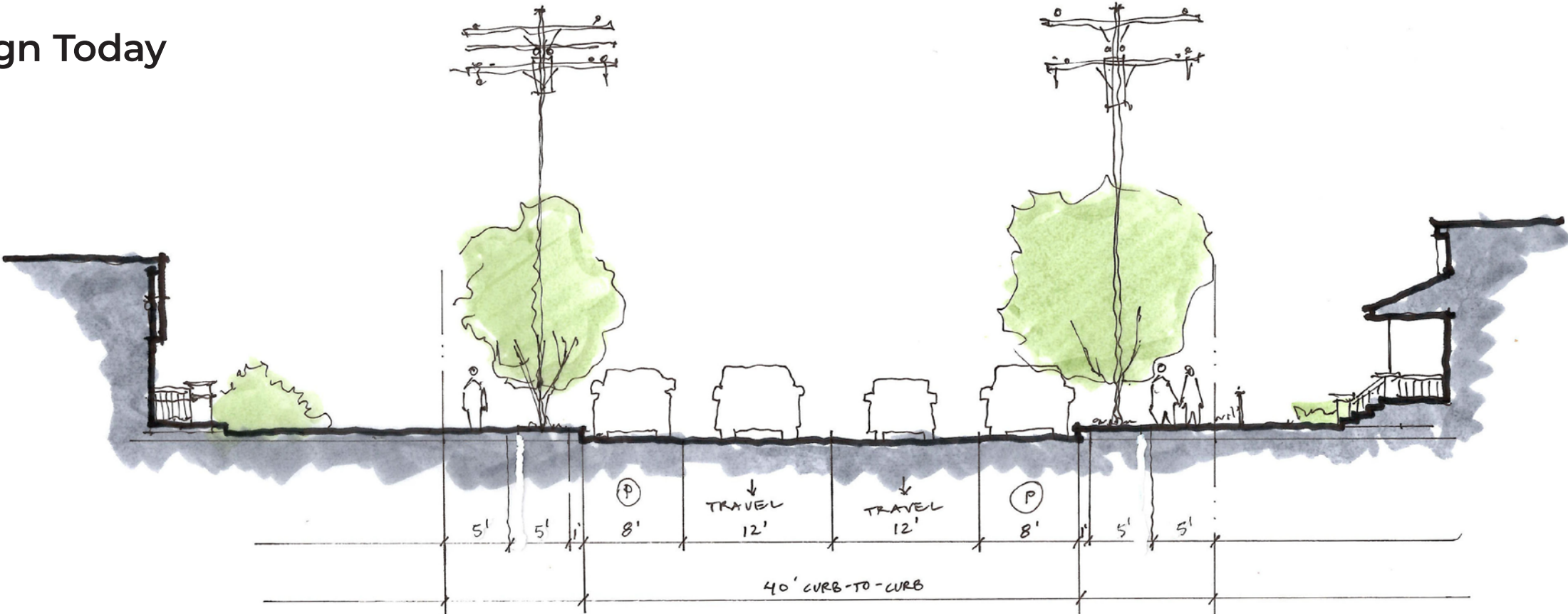


Example: East Spring Street, New Albany, Indiana

- Accidents involving pedestrians are down
- Speeding has been reduced
- Motor vehicle crashes & injury crashes are down
- The streets allow for motor vehicles, bicycles, & pedestrians to all interact more smoothly
- The streets work better for police & fire

DR. MLK JR. DRIVE

Street Design Today

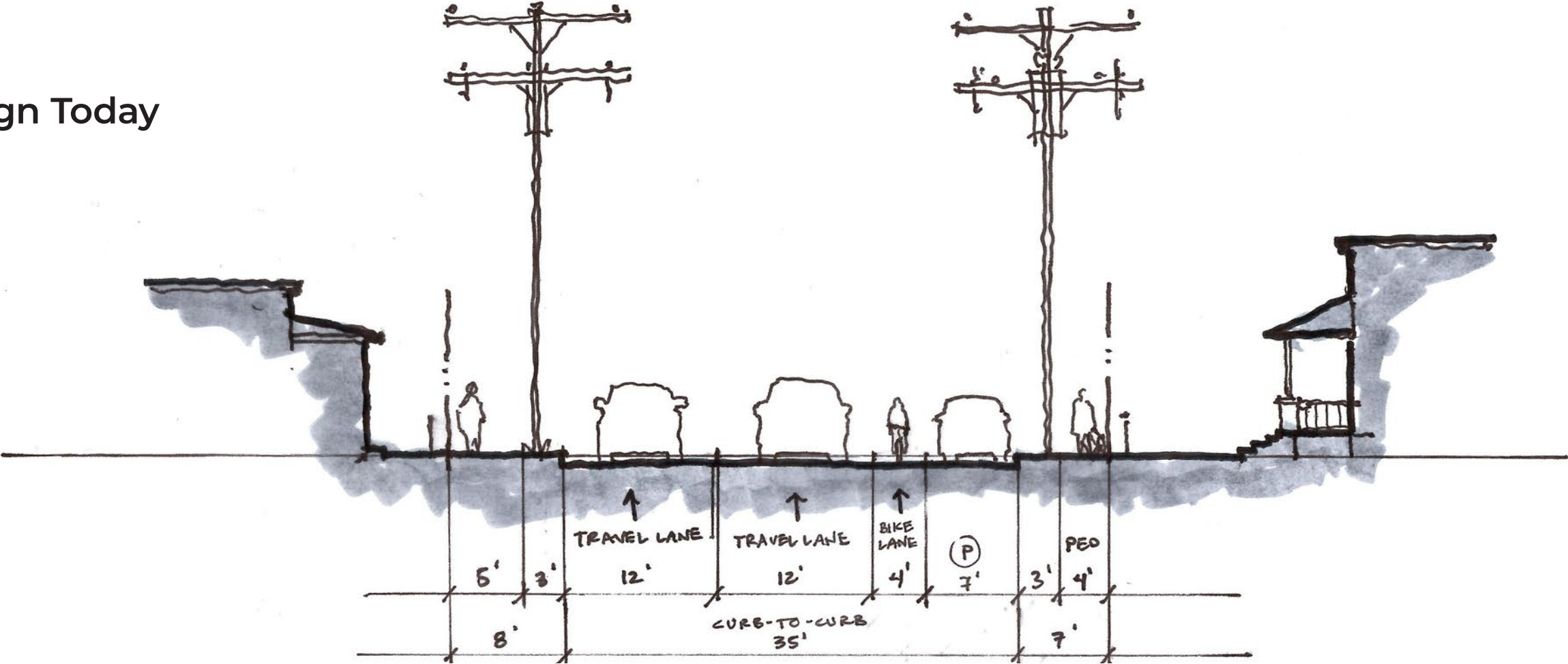


Possible Street Design

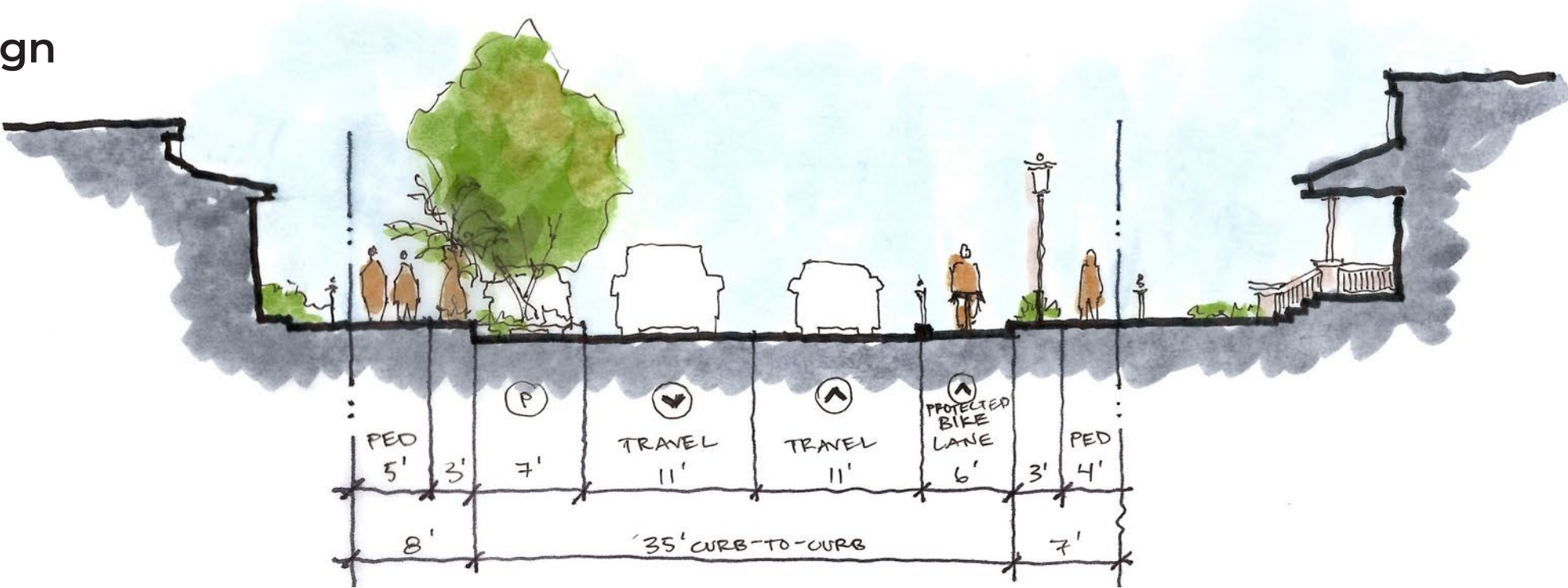


DAVIS HIGHWAY

Street Design Today



Possible Street Design



ICE HOUSE MARKETPLACE

- Creation of an Eastside gathering space around the Crystal Ice House
- Small business incubator spaces
- Opportunities for community events and festivals
- Infill opportunities for housing that fits into the neighborhood character



CRYSTAL ICE HOUSE — TODAY



CRYSTAL ICE HOUSE — TOMORROW



OTHER IDEAS FOR EASTSIDE

- Enhance the area around the Chappie James Museum and the E.S. Cobb Resource Center
- Reopen a restaurant in the historic H&O Cafe
- Improve east-west connections to Hollice T. Williams Park
- Small business incubation
- Gateways to give a sense of arrival
- Unique neighborhood branding
- Public art & ways to celebrate the history & character
- Support residential & commercial renovations
- Community policing & safety enhancements
- Capacity building & education



**WHAT HAPPENS
NEXT?**

LISTENING TO YOU!

- What ideas did you hear and see that you liked?
- What ideas did you hear and see that you didn't like?
- What other ideas do you have?



HOW CAN I STAY ENGAGED?

1

Sign up for email & text updates on the website



**www.engagetheteam.com/
PlanUpdateCRA**
or call
(850) 436-5640

2

Follow the CRA on Instagram & Facebook



City of Pensacola's Community Redevelopment Agency - CRA



@CityofPensacolaCRA

WHAT'S NEXT?

